

# \$629,900 - 27 Tuscan Ridge Heights Nw, Calgary

MLS® #A2255417

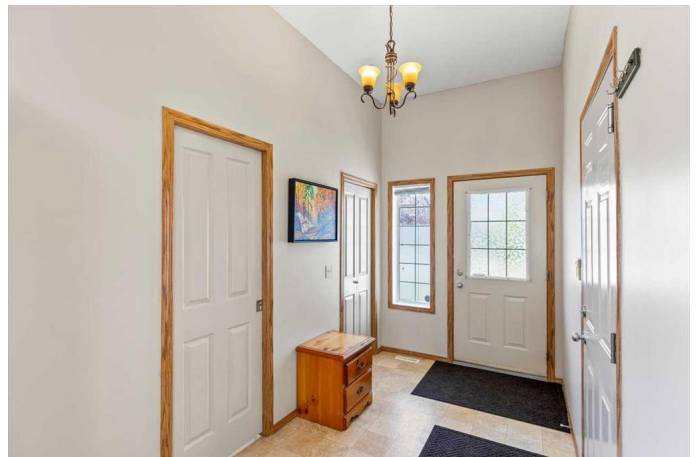
**\$629,900**

4 Bedroom, 4.00 Bathroom, 1,474 sqft

Residential on 0.08 Acres

Tuscany, Calgary, Alberta

Beautiful 2-Storey Home in Desirable Tuscany  
â€“ Ideal for First-Time Buyers, Investors, or Small Families! Welcome to this bright and spacious 2-storey home offering nearly 2,000 sq ft of comfortable living space in the highly sought-after community of Tuscany. Thoughtfully designed with an open-concept main floor, this home features a chef-inspired gourmet kitchen complete with stainless steel appliances, a gas stove, and an oversized quartz island with a breakfast nookâ€”perfect for casual dining or entertaining. The inviting living room showcases gleaming hardwood floors and a stunning stone-faced fireplace, creating a warm and welcoming atmosphere. Upstairs, youâ€™™ll find a sunlit primary bedroom with a walk-in closet and private 4-piece ensuite, along with two additional bedrooms and a second full bathroom. The fully developed basement offers extra living space with a cozy family room, den, laundry area, and a convenient 2-piece bathroom. Additional features include central air conditioning, a water softener, and tasteful finishes throughout. Situated in a prime location, this home is just a 2-minute drive to St. Basil School, a short walk to Eric Harvie School, and within walking distance to Sobeys. Tuscany LRT station and several bus stops are close by, providing an easy 15-minute commute to downtown Calgary. Enjoy proximity to major grocery stores like Walmart, Superstore, and more. This is a must-see home in a family-friendly neighbourhood â€“



donâ€™t miss out!

Built in 2003

### Essential Information

MLS® #	A2255417
Price	\$629,900
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,474
Acres	0.08
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	27 Tuscan Ridge Heights Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2W8

### Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Range
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	11
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 9th, 2025
Days on Market	1
Zoning	R-CG
HOA Fees	293
HOA Fees Freq.	ANN

## Listing Details

Listing Office	C-Luxury Realty Ltd.
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